

CITY OF WICHITA  
DEPARTMENT OF PUBLIC WORKS  
STORM WATER MANAGEMENT DIVISION

**EROSION CONTROL INSTRUCTIONS  
FOR  
SUBDIVISION DEVELOPMENT**

I. Developer Requirements:

1. If the development of the subdivision, in its entirety, will disturb 5-acres of ground or more, the developer **must** apply for a federal/state NPDES storm water discharge permit by sending a Notice of Intent (NOI) to KDHE in Topeka. The development of a Storm Water Pollution Prevention Plan is **required**. **This must be done before construction begins.**
2. The developer **must** furnish the City Storm Water Management Office a copy of the NOI and Pollution Prevention Plan **before construction begins.**
3. Assess site conditions. Examine perimeter of subdivision to find locations where water can flow from the project site onto other adjacent properties, public rights-of-way, or ditches. Determine if there are creeks, ditches, or ponds located on the site. These are all locations at which the **developer** will be required to install erosion control devices unless a minimum 20-foot grass buffer strip is maintained (undisturbed) between disturbed earth and the property line or drainage feature. These locations will generally require haybale or silt fence barriers.
4. The developer **must** install stabilized construction entrances/exits wherever construction traffic leaves or enters existing streets.
5. The **developer** is required to inspect these erosion control devices at least once each week **and** after every rain of ½-inch or more to determine the condition of the devices. Written documentation of inspections must be maintained. Maintain devices to keep in good condition. Clear silt and sediment out from behind them before 60% of capacity is utilized.
6. Erosion control devices **must** be buried in the ground to be effective.
7. The **developer** must review the erosion control requirements with each purchaser of property and/or builder working in the subdivision. Each should be required to sign an acknowledgement statement verifying that they are aware of these requirements.
8. As the development of the subdivision progresses, various contractors, such as those installing streets and storm sewers, will be required to install additional

erosion control devices. Once these devices are installed, the **developer** will be responsible for inspecting and maintaining them.

9. As construction work in all or major portions of a subdivision is completed, and disturbed areas are at least 80% stabilized, the **developer** will be required to remove and dispose of any remaining erosion control devices.
10. Failure to comply with these instructions will subject the developer to the Administrative Penalties prescribed in Section 16.32.100 of the City Code.

## II. Utility Company Requirements: (Water, Sanitary Sewer, Gas, Electric, Cable)

1. Before utility installation begins, each utility company should review the developers Pollution Prevention Plan (for projects disturbing 5-acres or more) or at least discuss the erosion control plans with the developer.
2. If the utility work is performed **before** streets are installed, and providing that the developer has installed the erosion control practices outline in Section I. above, utility companies will not be required to install additional devices while working **on this site**.
3. If the utility work is performed **after** streets are installed, and provided that the developer, street, and storm sewer contractors have installed their required devices, utility companies will not be required to install additional devices **providing that** they protect the devices installed by others.
4. Utility companies will be required to protect all erosion control devices present while installing their facilities. Any devices damaged must be repaired before the end of each workday. Devices can be temporarily removed to facilitate utility construction, but **must** be **properly replaced** at the end of each workday.
5. Utility companies must access the site from existing streets via a stabilized construction entrance. If one is not available at the desired location, the utility company **shall** provide one. Any mud in advertently tracked onto any street shall be removed at the close of work each day.
6. Often, in subdivision work, utilities must make tie-ins at locations **off the actual subdivision site**. At those locations, the utility company may be required to install erosion control devices – see “Erosion Control Installations for Utilities”.
7. In newer subdivisions, utility companies will find that the city street contractors have installed an erosion control mat over seed and fertilizer back of curb. **This is an erosion control device that must be protected at all times**. If damaged or removed, it must be repaired by smoothing the ground, reseeding, refertilizing, reinstalling the mat, pinned down per manufacturers recommendations.

8. Failure to comply with those instructions will subject the utility company to the Criminal and/or Administrative penalties prescribed in Section 16.32.100 of the City Code.

### III. Storm Sewer Contractor:

1. All of the conditions contained in Section II. above shall apply except as indicated in this section below.
2. Area Drains: As soon as these structures are backfilled to the point that they can receive sediment-bearing runoff, inlet protection **must** be installed. This will be either a haybale or silt fence device, or gravel filter.
3. Street Drains: If located in a low point sag, inlet protection **must** be installed by the storm sewer contractor as soon as the structure is backfilled. This protection will consist of gravel filter or acceptable tubing offset from the face of the inlet so as to not totally obstruct flow. Haybales and sandbags are **not** allowed.

For street drains on grade (i.e. – not in a sag), inlet protection will not normally be needed until such time as the street paving is complete. In isolated instances where eroded soil does find its way into these inlets, inlet protection will be installed by the storm sewer contractor.

4. Outlet Protection: At the outlet of new storm sewer systems into a lake or ditch, normally the construction plans will specify some type of permanent control device such as a headwall, slope paving, or rip-rap. If erosion is anticipated outside of the permanent device, the storm sewer contractor will install erosion control matting to protect the area.
5. Failure to comply with these instructions will subject the contractor to the Administrative Penalties or Criminal Penalties outlined in Section 16.32.100 of the City Code.

### IV Street Construction Contractor:

1. Before beginning construction, the contractor **shall** familiarize himself with the developer's erosion protection plan **as well as** the requirements contained in the City's Standard Erosion Control Plan.
2. The contractor **shall**, at all times, protect the erosion control devices installed by the developer and those installed by utility contractors. Devices that are, for whatever reason, removed and damaged must be adequately replaced at the end of each workday.

3. Construction traffic can access existing streets **only** at stabilized construction entrances. Any mud inadvertently tracked onto existing streets must be removed at the end of each workday.
4. The street contractor **shall** provide a washout pit for concrete trucks, as needed. Said pit will be signed or its location revealed to each driver. These pits will be cleaned up and backfilled at the end of construction.
5. Curb and Gutter Construction – once curbs are backfilled to within 3-inches or less from top of curb, the contractor is **required** to install back of curb protection at all locations where runoff water will drain over the curb. As a short term alternative, if additional work is yet to be done back of curb that would result in damage to back of curb protective devices, the contractor may opt to not backfill the curb completely (leaving it 3-inches or lower from top of curb) as an interim device. If this method is chosen, the contractor **must** inspect the back of curbs at least once each week and after every rain of ½-inch or more and clean out any areas that have silted in. See City Standard Detail sheets. Once the back of curb work is complete (sidewalks, landscaping, etc.), the remainder of the curb shall be backfilled.
6. The final back of curb protection shall be installed within 48 hours of final curb backfill and will normally consist of seed and fertilizer with an 8-foot wide erosion control mat on the surface or sod. All erosion control mats will be pinned down per manufacturers recommendations except that on exposed north and south edges, double the recommended number of pins (½ the spacing) will be used.
7. Curb Inlets Not in Sags – Inlet protection will be installed by the street contractor on these inlets as soon as water can flow into them. The protection will consist of gravel filters or acceptable tubing offset from the face of the inlet so as to not totally obstruct flow. Haybales or sandbags are **not** allowed.
8. Failure to comply with these instructions will subject the contractor to the Administrative and/or Criminal penalties as outlined in Section 16.32.100 of the City Code.

V. Homebuilder Requirements:

See “Erosion Control Instructions for Residential Building Sites”.

VI. Homeowner Requirements:

See “Erosion Control Instructions for Owners of New Homes”.